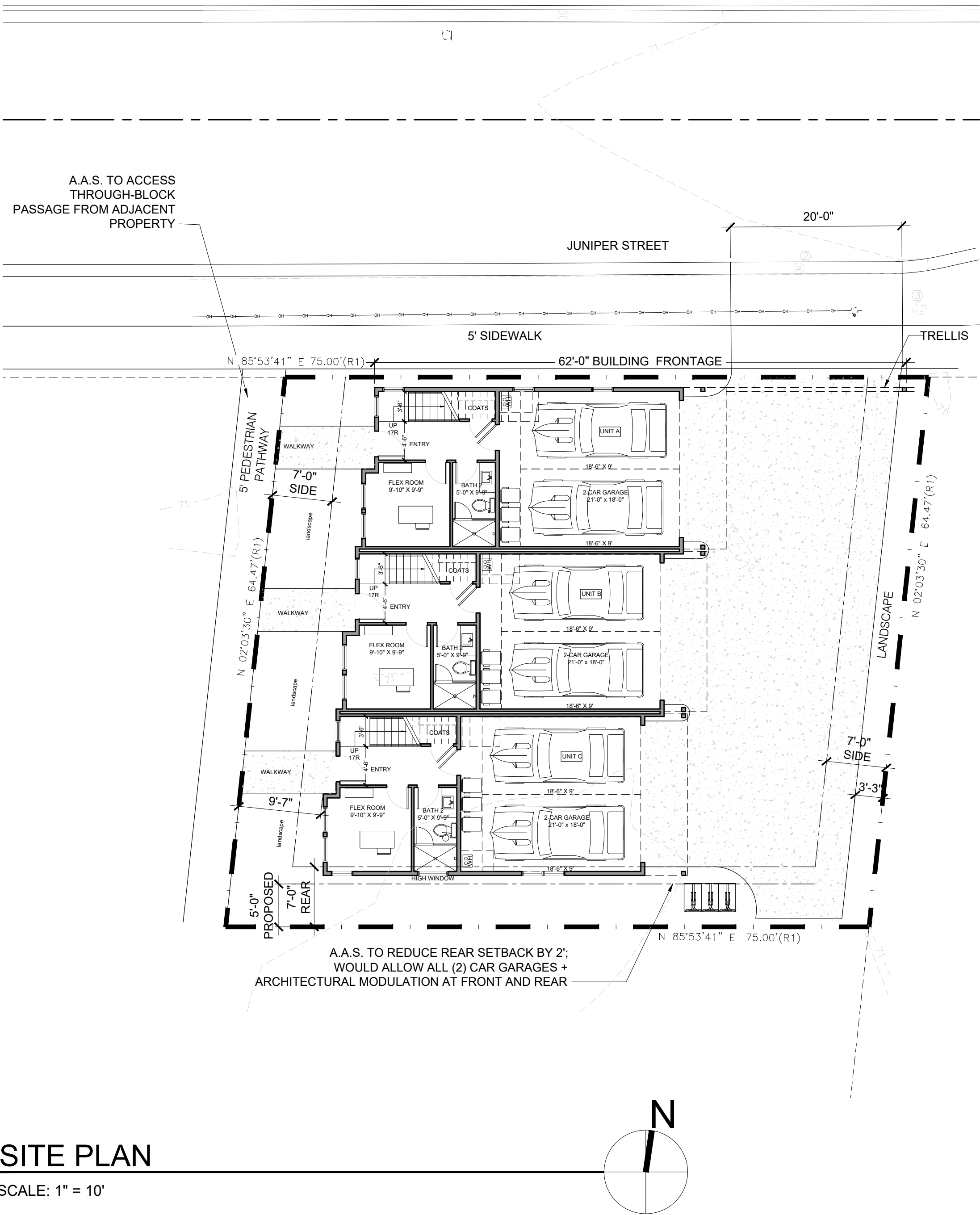


755 5TH AVE NW, ISSAQUAH



PROJECT DESCRIPTION:

BUILD 3 ATTACHED TOWNHOMES, SHARED DRIVEWAY AND PEDESTRIAN PATHWAY

ZONING & CODE INFORMATION

JURISDICTION: CITY OF ISSAQUAH
ZONING: MUR/CENTRAL ISSAQUAH
PARCEL ASSESSOR'S #: 884390-0500
LOT SIZE: 4,807 SF (0.11 ac)

OCCUPANCY: MULTI FAMILY

SET BACKS
PER CIDDS TABLE 4.4: BUILD-TO-LINE - 0' - 10'
SIDE YARDS - 7'-0"
REAR YARD - 7'-0"
PROPOSED: BUILD-TO-LINE - 1'-0"
SIDE YARDS - 9'-7"
REAR YARD - 5'-0"

F.A.R. 1.25
PER CIDDS TABLE 4.4:
GROSS FLOOR AREA ALLOWED: 6,008 SF
GROSS FLOOR AREA PROPOSED: 5,070 SF

MAX HEIGHT ALLOWED:
PER CIDDS TABLE 4.4: 40' ABOVE AEG
to the midpoint of the highest gable, or top of flat roof

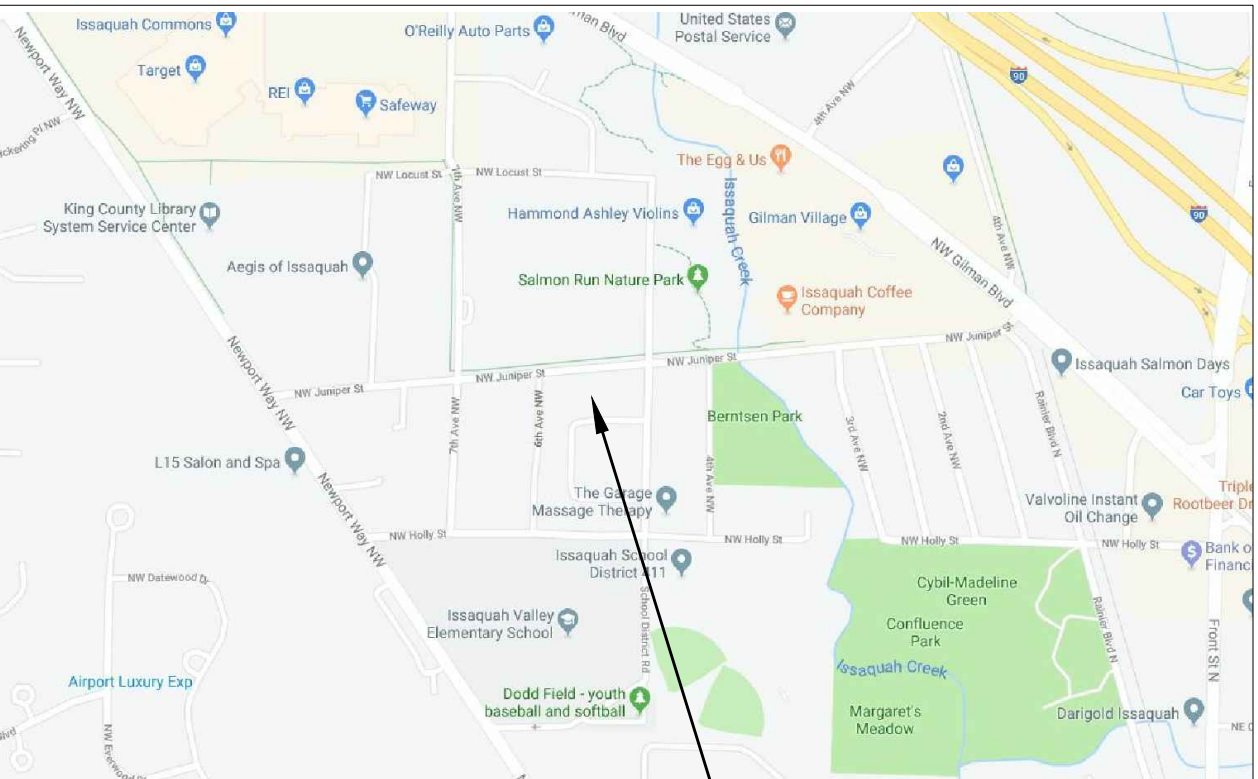
PARKING :
VEHICULAR: 1 per unit
REQUIRED MIN.
PROPOSED: 2 in private garage
BICYCLE:
REQUIRED MIN. 2 per project
PROPOSED: 3

BUILDING FRONTAGE:
MINIMUM REQUIRED 45'
PER CIDDS 11.3.G - 60%
PROPOSED: 62'

COMMUNITY SPACES:
REQUIRED:
INDIVIDUAL PRIVATE 48 SF per unit
PER CIDDS 7.3.A
PROPOSED:
PRIVATE OPEN DECK 6X9 SF per unit

IMPERVIOUS SURFACE:
LOT SIZE: 4,807 SF
IMPERVIOUS SURFACE ALLOWED (80%) 3,845 SF
PER CIDDS TABLE 4.4
BUILDINGS (INCL. EAVES) 2,469 SF
SHARED DRIVEWAY (50%) 1,218 SF
WALKWAYS 144 SF
TOTAL IMPERVIOUS SURFACE PROPOSED: 3,831 SF (79.7%)

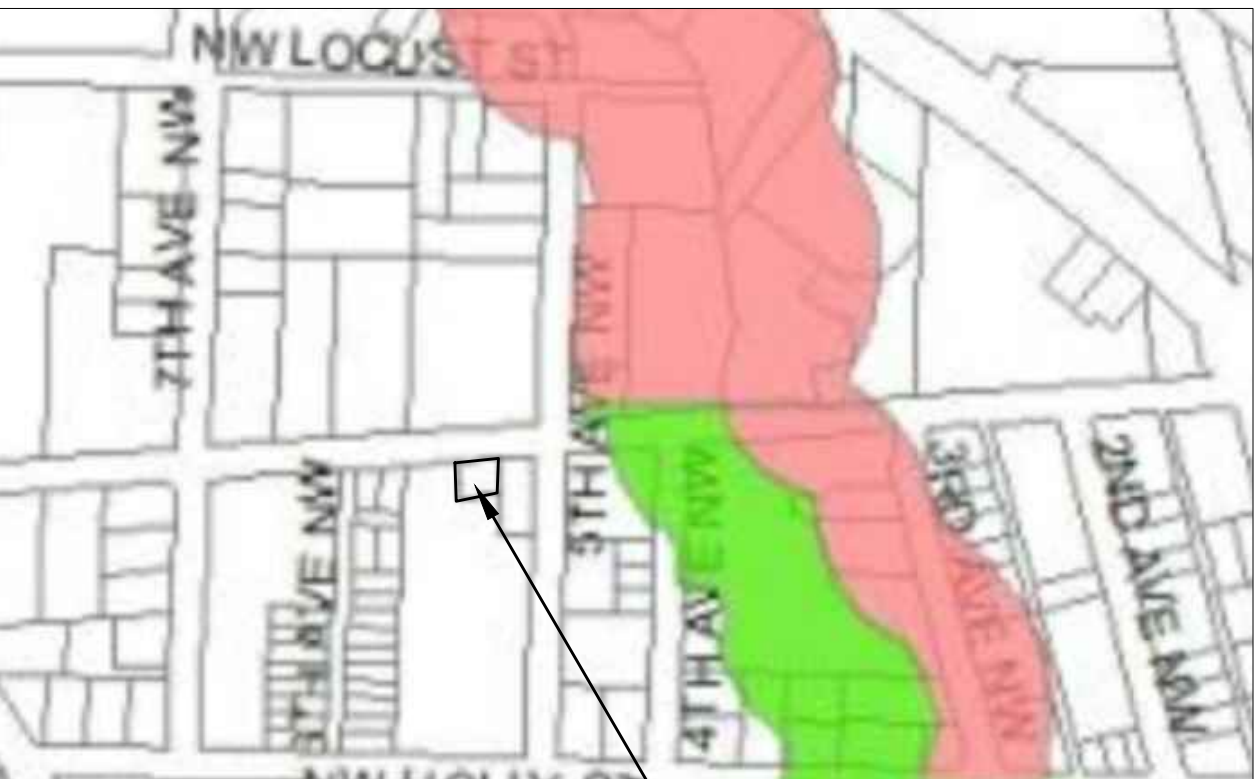
GROSS FLOOR AREA:
(INSIDE OF EXTERIOR WALLS)
MAX. ALLOWED (1.25) 6,009 SF
PROPOSED: 5,070 SF
1ST FLOOR: 801 SF
2ND FLOOR: 2,122 SF
3RD FLOOR: 2,147 SF
TOTAL GROSS FLOOR AREA: 5,070 SF
GARAGE: (EXEMPT FROM FAR) 1,192 SF



VICINITY MAP
NTS



QT. SECT. MAP
NTS



SHORELINE DESIGNATION MAP
NTS

ARCHITECTURAL SHEET INDEX

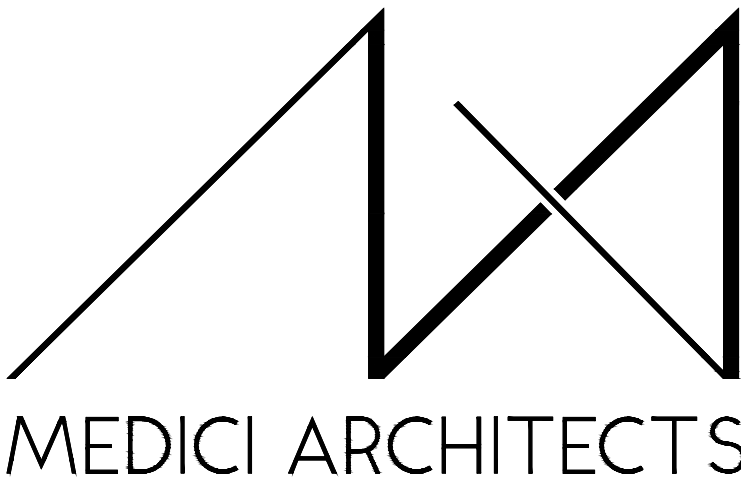
- A0.0 TITLE SHEET AND SITE PLAN
- A0.1 FLOOR PLANS
- A0.2 FLOOR PLANS
- A0.3 ELEVATIONS

CIVIL SHEET INDEX

- EX-01 PRE-APPLICATION EXHIBIT

SURVEY

- TOPOGRAPHIC SURVEY INCLUDED



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REGISTRATION:

INTAKE: DATE:

REVISIONS: DATE:

-
-
-
-
-

PROJECT / CLIENT:

ISSAQUAH 3
BDR HOLDINGS
11100 MAIN STREET, STE 201
BELLEVUE, WA 98004
P: 425-889-5400

JOB ADDRESS:

755 5TH AVE NW
ISSAQUAH, WA 98027
PARCEL # 884390-0500

DRAWING NAME:

TITLE SHEET / SITE PLAN

Drawn By: JK, SJ
Checked By: EB
Owner Approval:

PHASE:

FEASIBILITY

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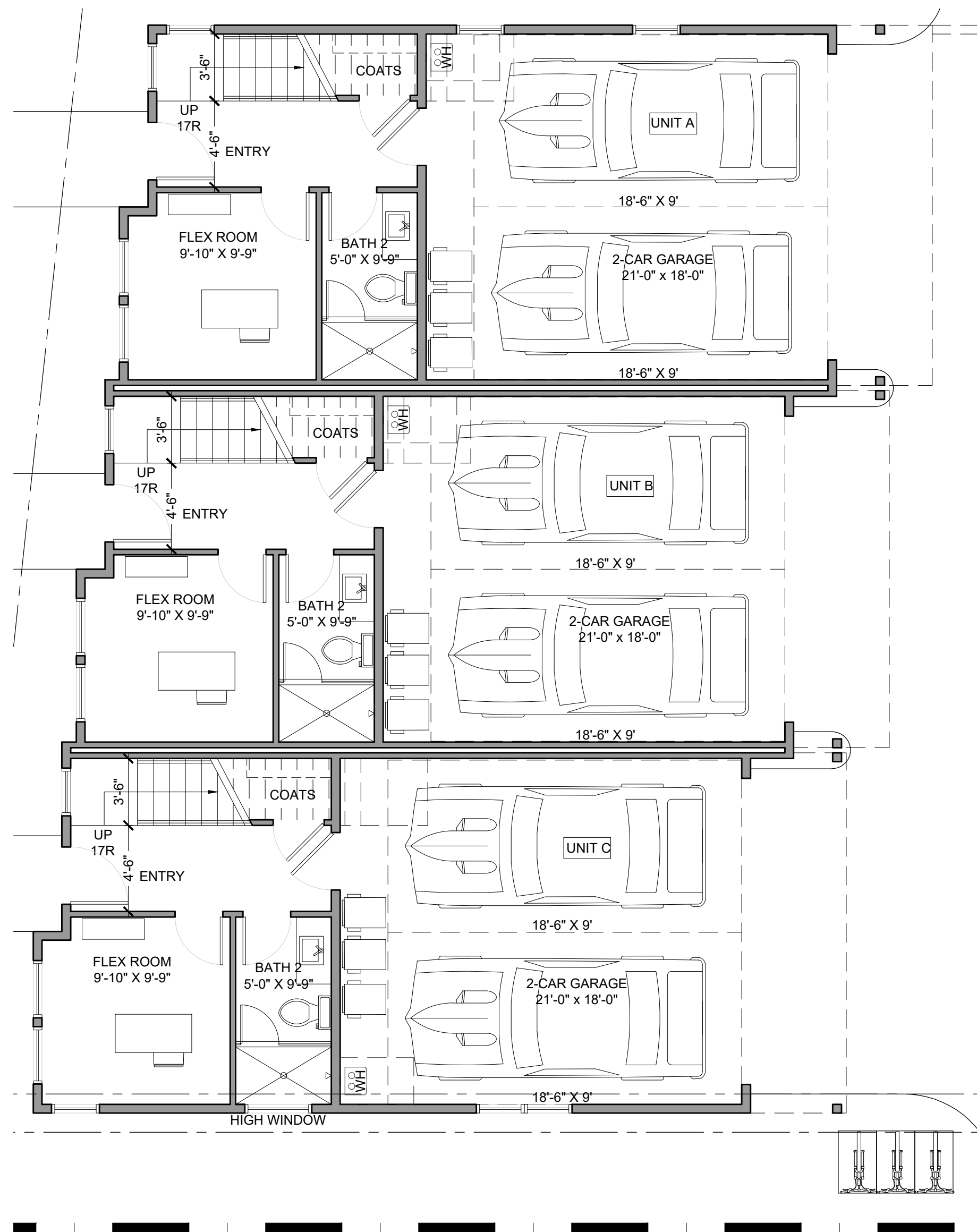
APPROVED FOR CONSTRUCTION:

PROJECT No.: 2018 150
DATE: 07-02-19

PLOT SCALE: 1:1

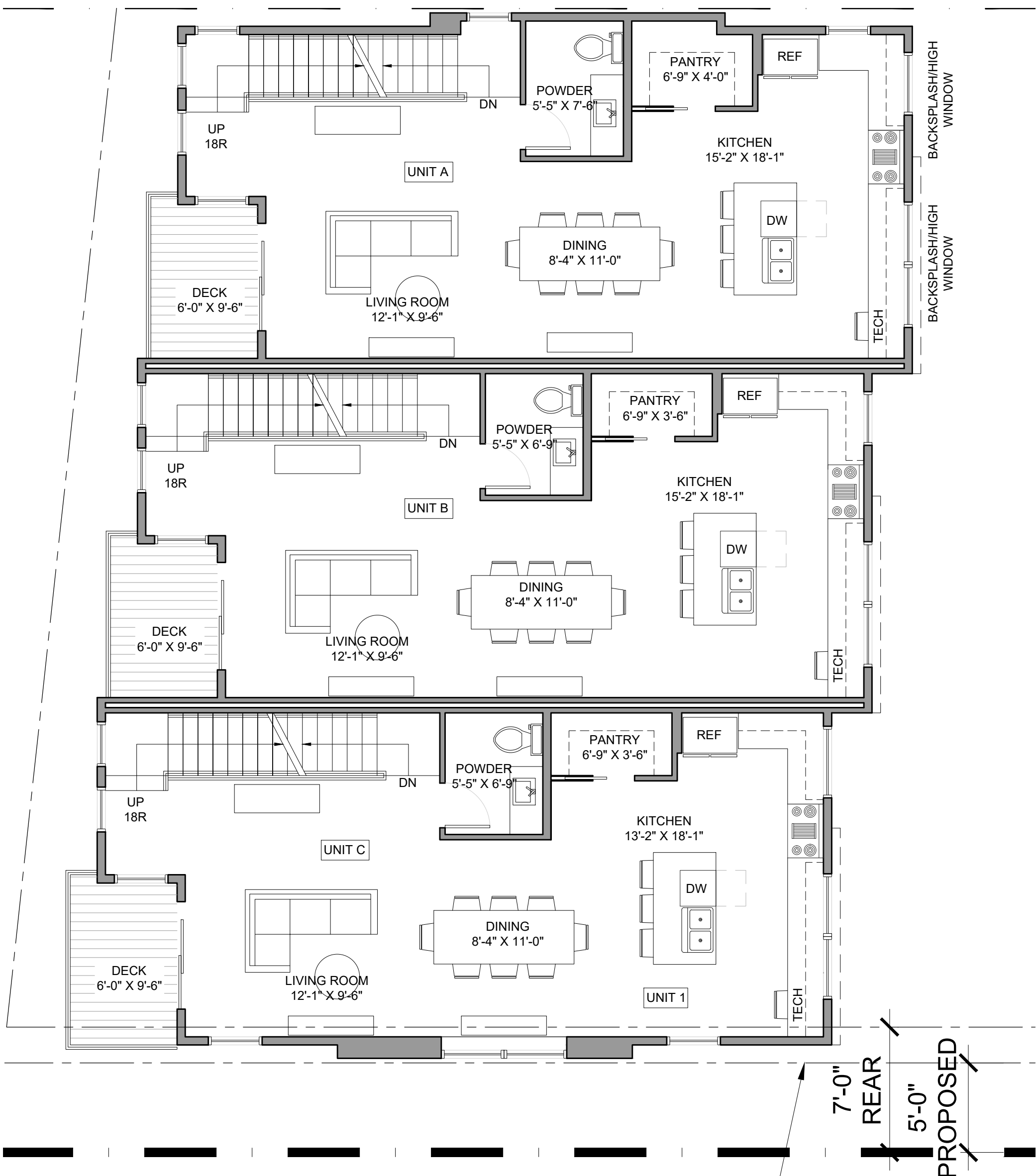
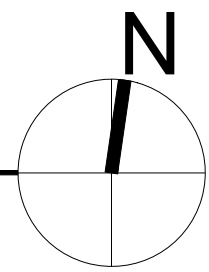
A0.0

755 5TH AVE NW, ISSAQUAH



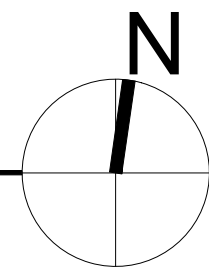
FIRST FLOOR

SCALE: 3/16" = 1'-0"

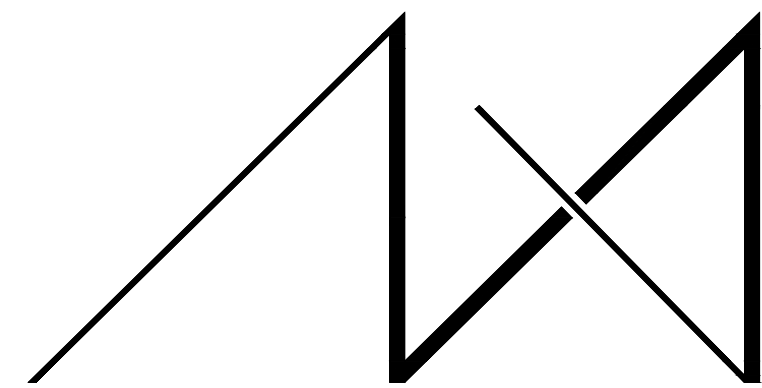


SECOND FLOOR

SCALE: 3/16" = 1'-0"



A.A.S. TO REDUCE REAR SETBACK BY 2';
WOULD ALLOW ALL (2) CAR GARAGES +
ARCHITECTURAL MODULATION AT FRONT AND REAR



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-
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PROJECT / CLIENT:

ISSAQUAH 3
BDR HOLDINGS
11100 MAIN STREET, STE 201
BELLEVUE, WA 98004
P: 425-889-5400

JOB ADDRESS:

755 5TH AVE NW
ISSAQUAH, WA 98027
PARCEL # 884390-0500

DRAWING NAME:

FLOOR PLANS

Drawn By: JK, SJ
Checked By: EB
Owner Approval:

PHASE:

FEASIBILITY

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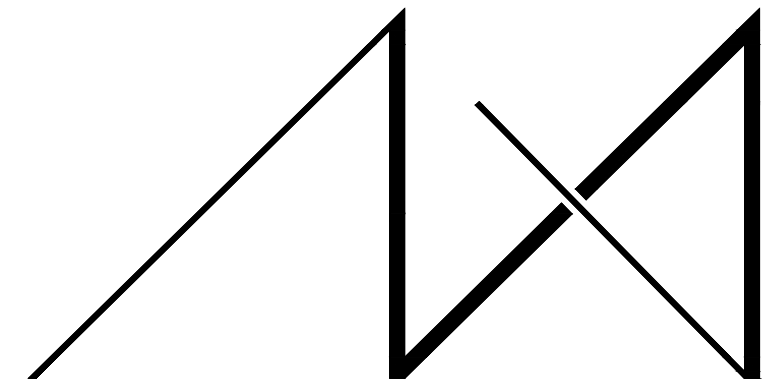
APPROVED FOR CONSTRUCTION:

PROJECT No.: 2018 150
DATE: 07-02-19

PLOT SCALE: 1:1

A0.1

755 5TH AVE NW, ISSAQUAH



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REVISIONS: DATE:

- 1.
- 2.
- 3.
- 4.
- 5.

PROJECT / CLIENT:

ISSAQUAH 3
BDR HOLDINGS
11100 MAIN STREET, STE 201
BELLEVUE, WA 98004
P: 425-889-5400

JOB ADDRESS:

755 5TH AVE NW
ISSAQUAH, WA 98027
PARCEL # 884390-0500

DRAWING NAME:

FLOOR PLANS

Drawn By: JK, SJ
Checked By: EB
Owner Approval:

PHASE:

FEASIBILITY

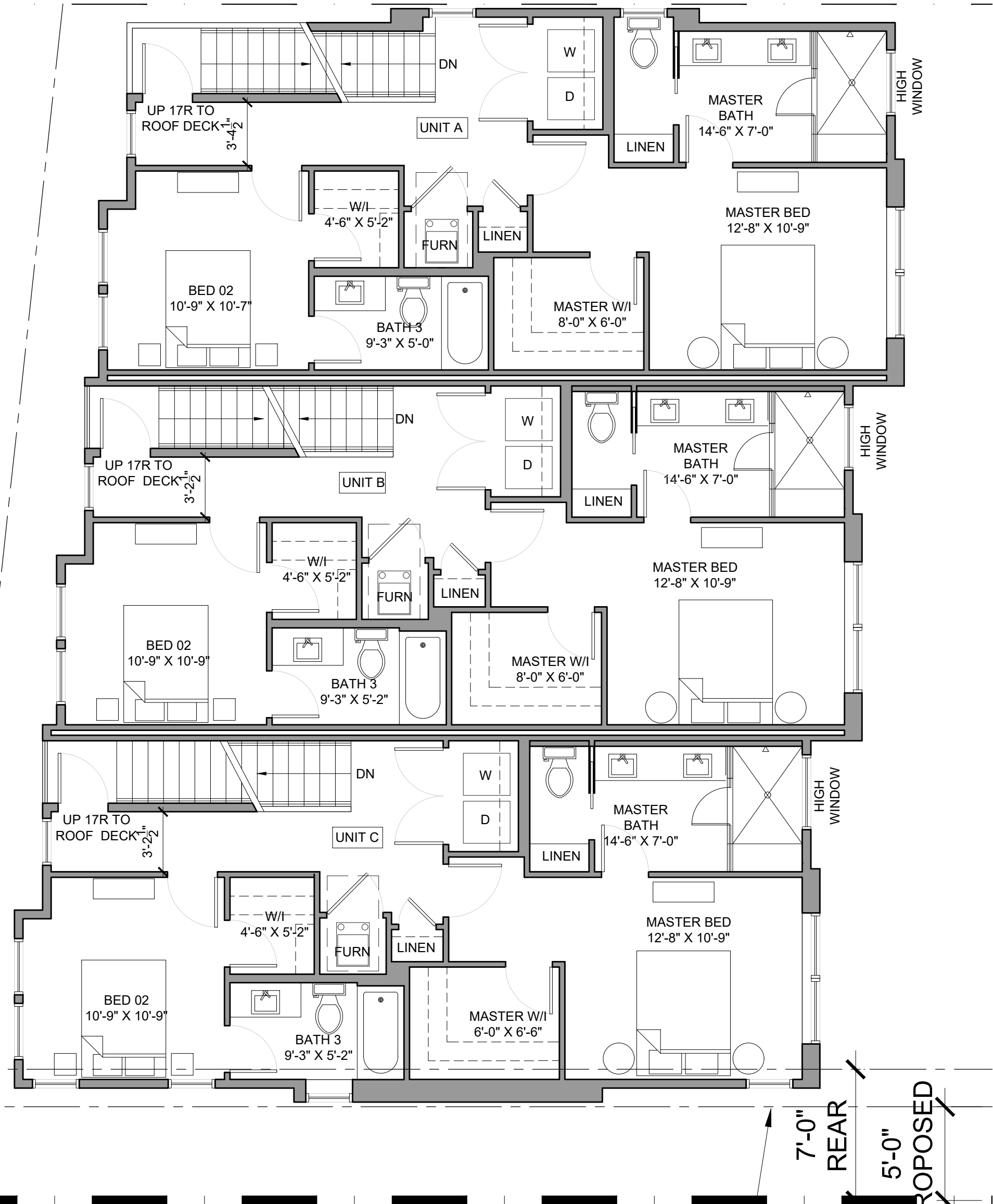
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APPROVED FOR CONSTRUCTION:

PROJECT No.: 2018 150
DATE: 07-02-19

PLOT SCALE: 1:1

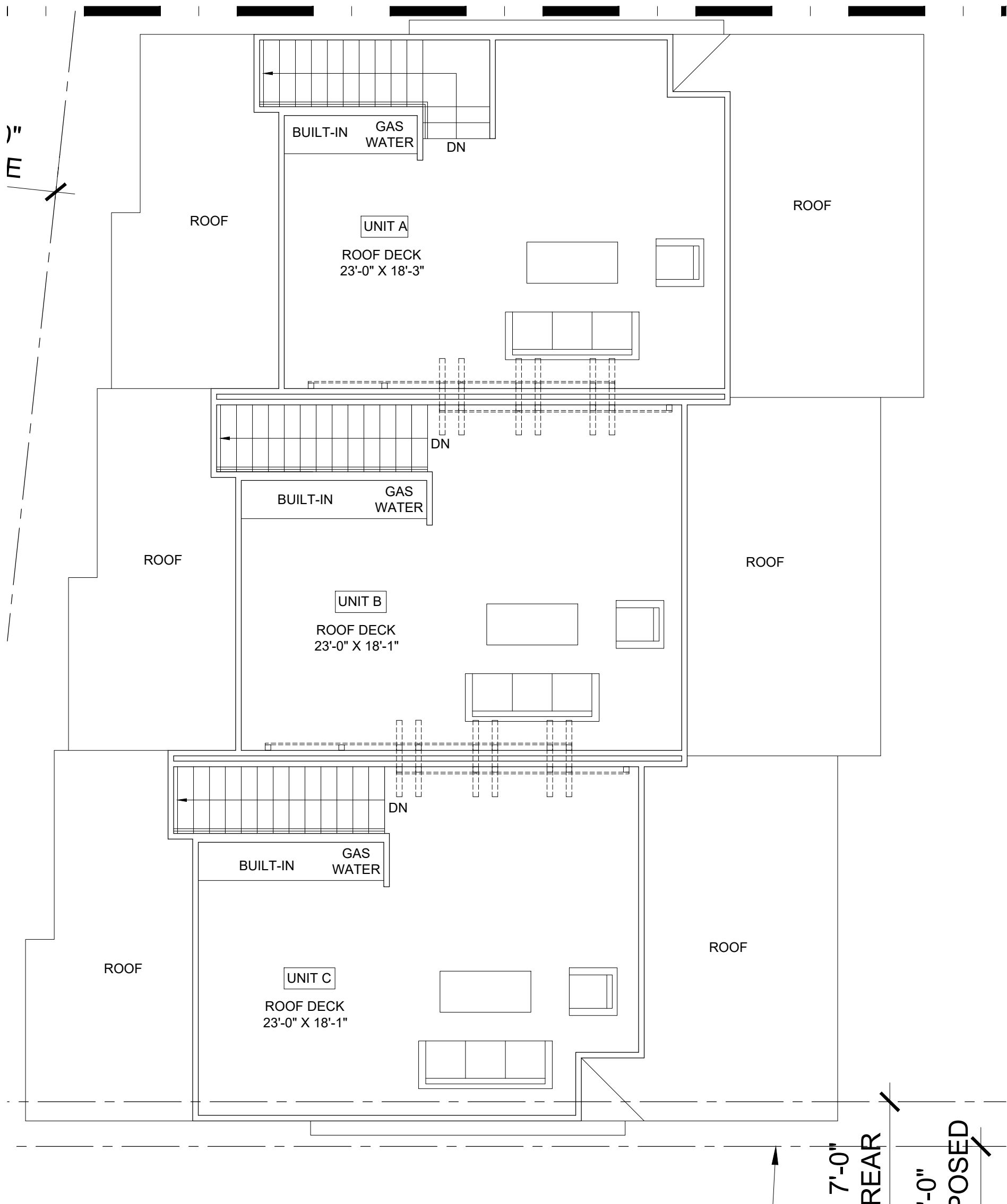
A0.2



A.A.S. TO REDUCE REAR SETBACK BY 2';
WOULD ALLOW ALL (2) CAR GARAGES +
ARCHITECTURAL MODULATION AT FRONT AND REAR

THIRD FLOOR

SCALE: 3/16" = 1'-0"



A.A.S. TO REDUCE REAR SETBACK BY 2';
WOULD ALLOW ALL (2) CAR GARAGES +
ARCHITECTURAL MODULATION AT FRONT AND REAR

ROOF DECK

SCALE: 3/16" = 1'-0"

755 5TH AVE NW, ISSAQUAH



STREET AND PEDESTRIAN WALKWAY VIEW

NTS



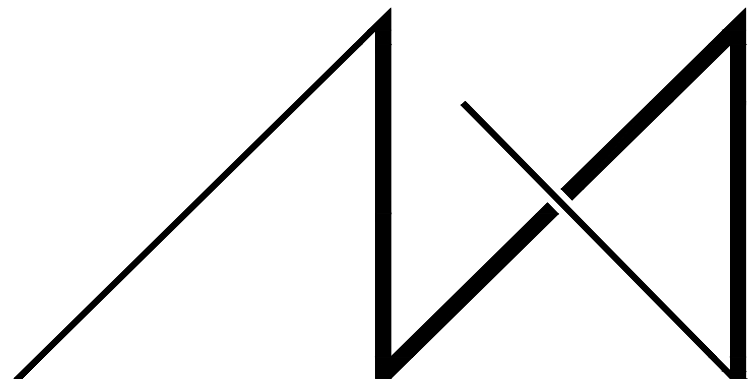
SOUTH VIEW

NTS



DRIVEWAY VIEW

NTS



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REVISIONS: DATE:

- 1.
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- 3.
- 4.
- 5.

PROJECT / CLIENT:

ISSAQUAH 3
BDR HOLDINGS
11100 MAIN STREET, STE 201
BELLEVUE, WA 98004
P: 425-889-5400

JOB ADDRESS:

755 5TH AVE NW
ISSAQUAH, WA 98027
PARCEL # 884390-0500

DRAWING NAME:

ELEVATIONS

Drawn By: JK, SJ
Checked By: EB
Owner Approval:

PHASE:

FEASIBILITY

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APPROVED FOR CONSTRUCTION:

PROJECT No.: 2018 150
DATE: 07-02-19

PLOT SCALE: 1:1

A0.3



SCALE:
AS NOTED

PROJEC

PROJECT MANAGER:
ADAM KAY

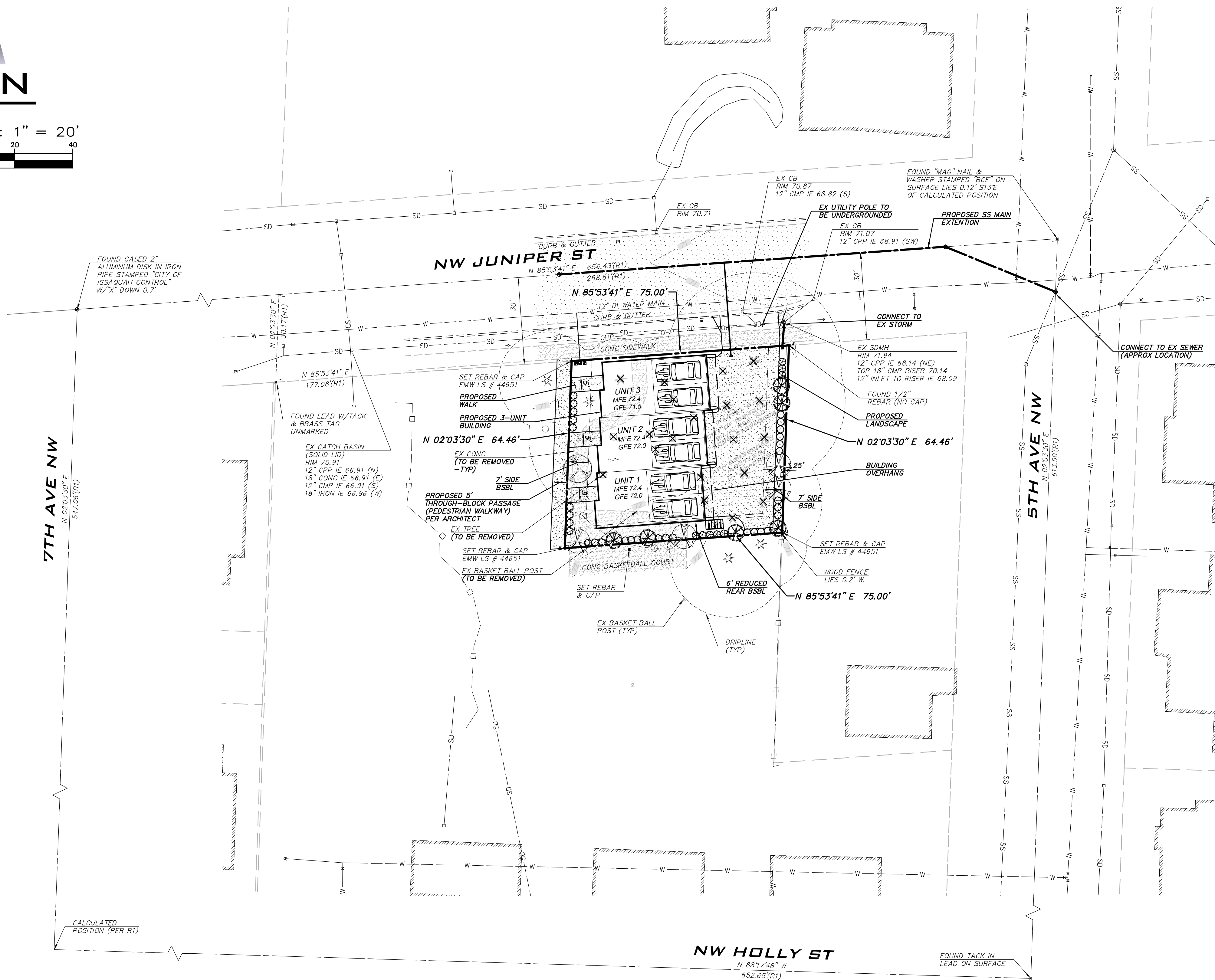
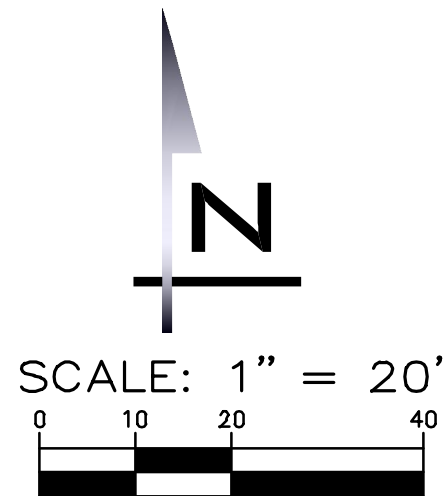
PROJECT ENGINEER:
NICK RASOR, PE

DESIGNER:
NADIA KROUMOVA







ISSUE DA
6/11/2019



NOT TO SCALE



PLANT SCHEDULE

<u>TREES</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>SIZE</u>	
	5	ACER CIRCINATUM / VINE MAPLE	B & B	8' MIN PLANTED HEIGHT	
	2	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE	B & B	2" CAL	
	6	CHAMAECYPARIS NOOTKATENSIS 'GREEN ARROW' / GREEN ARROW NOOTKA CYPRESS	B & B	6' MIN PLANTED HEIGHT	
<u>SHRUBS</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>HEIGHT</u>	<u>SPACING</u>
	13	CORNUS SERICEA / RED TWIG DOGWOOD	5 GAL	24" MIN HT.	30" o.c.
	18	KALMIA LATIFOLIA 'ELF' / DWARF MOUNTAIN LAUREL	5 GAL	18" MIN HT.	30" o.c.
	8	RHODODENDRON X 'RAMAPO' / RAMAPO RHODODENDRON	5 GAL	12" MIN HT.	30" o.c.

SITE DATA

SITE ADDRESS:	755 5TH AVE NW ISSAQUAH, WA 98027
TAX ACCOUNT NUMBER:	8843900500
SITE AREA:	4,807 SF (0.11 AC)
EXISTING ZONING:	MUR (MIXED USE RESIDENTIAL)
PROPOSED ZONING:	MUR (MIXED USE RESIDENTIAL)
PROPOSED USE:	
PUBLIC WATER:	CITY OF ISSAQUAH
SEWER:	CITY OF ISSAQUAH -- NEWPORT INTERCEPTOR SEWER SYSTEM
FIRE DISTRICT:	EASTSIDE FIRE & RESCUE
SCHOOL DISTRICT:	CITY OF ISSAQUAH #411

STORM DRAINAGE NARRATIVE

ONSITE STORMWATER WILL BE CONVEYED TO THE PROPOSED ONSITE CB BEFORE BEING ROUTED TO THE EXISTING STORM DRAIN LINE ALONG THE SOUTH SIDE OF NW JUNIPER ST.

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES. TO DETERMINE THE LOCATION, SIZE AND MATERIAL OF UTILITIES, THE CONTRACTOR SHALL MEET THE APPROPRIATE AGENCY FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL, AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

REVISIONS

NO	DATE	BY
----	------	----

PRE-APPLICATION EXHIBIT

**ISSAQUAH 3
PRELIMINARY**

PARCEL #8843900500

CITY OF ISSAQUAH

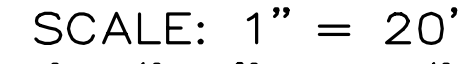
JOB NUMBER:

19-101

SHEET NAME:

EX-01

SHT **1** *OF* **1**



NOT TO SCALE



25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

SCALE:
AS NOTED

PROJECT MANAGER:
ADAM KAY

PROJECT ENGINEER:
NICK RASOR, PE

DESIGNER:
NADIA KROUMOVA

ISSUE DATE:
6/11/2019

[illegible]







PRE-APPLICATION EXHIBIT

**ISSAQUAH 3
PRELIMINARY**

PARCEL #8843900500

CITY OF ISSAQUAH

PLANT SCHEDULE

<u>TREES</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>SIZE</u>	
	5	ACER CIRCINATUM / VINE MAPLE	B & B	8" MIN PLANTED HEIGHT	
	2	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE	B & B	2" CAL	
	6	CHAMAECYPARIS NOOTKATENSIS 'GREEN ARROW' / GREEN ARROW NOOTKA CYPRESS	B & B	6" MIN PLANTED HEIGHT	
<u>SHRUBS</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>HEIGHT</u>	<u>SPACING</u>
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SANITARY SEWER	CITY OF ISSAQUAH -- NEWPORT INTERCEPTOR SEWER SYSTEM
FIRE DISTRICT	EASTSIDE FIRE & RESCUE
SCHOOL DISTRICT	CITY OF ISSAQUAH #411

STORM DRAINAGE NARRATIVE

ONSITE STORMWATER WILL BE CONVEYED TO THE PROPOSED ONSITE CB BEFORE BEING ROUTED TO THE EXISTING STORM DRAIN LINE ALONG THE SOUTH SIDE OF NW JUNIPER ST.

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. PRIOR TO THE START OF THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

JOB NUMBER:
19-101

SHEET NAME:
EX-01

SHT **1** OF **1**

TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

PARCEL B OF CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT PLN05-00104 AS RECORDED IN VOL. 196 OF SURVEYS, PAGES 222-223, UNDER RECORDING NUMBER 20051215900004. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE LOCATION OF THE BOUNDARIES AND PROVIDE TOPOGRAPHIC INFORMATION OF THE PARCEL AS DESCRIBED HEREON.
2. THIS SURVEY WAS MADE BY FIELD TRAVERSE USING A LEICA 1203 3" ROBOTIC TOTAL STATION AND GS14RTK GPS WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
3. THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
4. THE LEGAL DESCRIPTION IS PER RECORDS OF KING COUNTY RECORDER'S OFFICE, RECORDING NO. 20181128001362, DATED NOVEMBER 28, 2018.
5. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON DECEMBER 27, 2018 AND IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME. ALL MONUMENTS WERE VISITED OR SET ON DECEMBER 27, 2018. THIS SITE CONTAINS IMPROVEMENTS NOT LOCATED OR SHOWN AS A PART OF THIS SURVEY.

HORIZONTAL DATUM

NAD 1983(2011); PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

VERTICAL DATUM

NAVD 1988 PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

REFERENCE SURVEYS

- R1) BOUNDARY LINE ADJUSTMENT, RECORDING NO. 20051215900004
R2) CONDOMINIUM SURVEY, RECORDING NO. 20051230001330
R3) CONDOMINIUM SURVEY, RECORDING NO. 199812072209
R4) RECORD OF SURVEY, RECORDING NO. 20010518900002
R5) RECORD OF SURVEY, RECORDING NO. 20060131900001
R6) RECORD OF SURVEY, RECORDING NO. 20030113900001
R7) REPLAT OF LOTS 3, 7, AND 8, BLOCK 5 OF HERBERT UPPER'S SECOND ADDITION TO ISSAQUAH, RECORDING NO. 20080623000755

RECORDS OF KING COUNTY RECORDER'S OFFICE

LEGEND

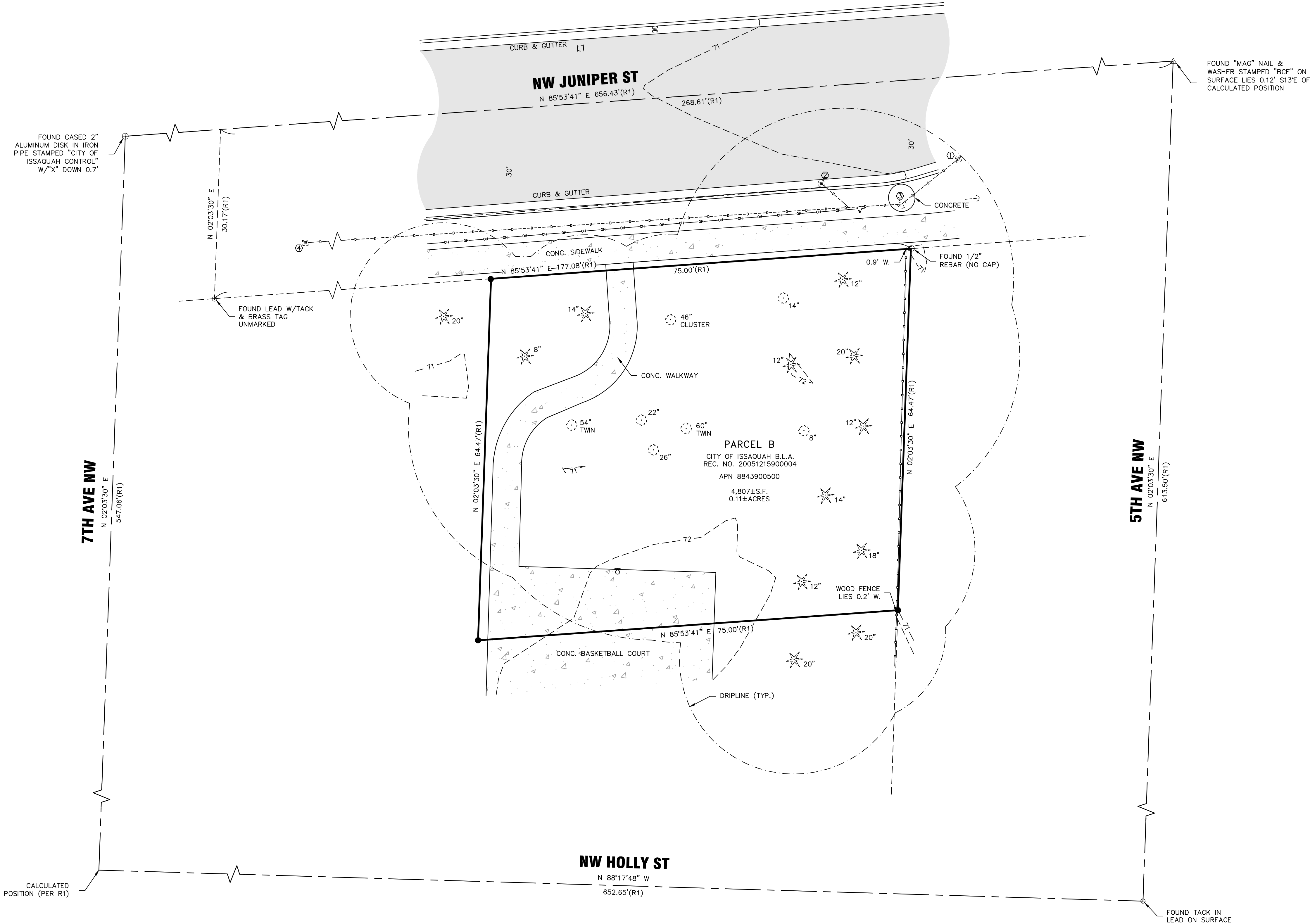
- SET REBAR & CAP EMW LS #44651
- FOUND REBAR (AS SHOWN)
- ⊕ FOUND LEAD & TACK (AS SHOWN)
- ⊙ FOUND LEAD W/TACK & WASHER (AS SHOWN)
- ⊕ FOUND CASED MONUMENT (AS SHOWN)
- △ FOUND "MAG" NAIL (AS SHOWN)
- ⊙ STORM DRAIN MANHOLE
- ⊙ STORM DRAIN CATCH BASIN
- ⊕ GAS VALVE
- ⊙ POWER POLE W/DROP
- GUY ANCHOR
- ⊙ BASKETBALL HOOP
- ⊙ DECIDUOUS TREE
- ⊙ CEDAR TREE
- OVERHEAD POWER LINE
- STORM DRAIN LINE
- WOOD FENCE
- (R) DISTANCE AS REFERENCED

STORM STRUCTURE TABLE

- | | |
|---|--|
| ① | CATCH BASIN
RIM EL=71.07'
(SW) 12" CPP I.E.=68.91' |
| ② | CATCH BASIN
RIM EL=70.87'
(S) 12" CMP I.E.=68.82' |
| ③ | STORM DRAIN MANHOLE
RIM EL=71.94'
(NE) 12" CPP I.E.=68.14'
TOP 18" CMP RISER EL=70.14'
12" INLET TO RISER I.E.=68.09' |
| ④ | CATCH BASIN
(SOLID LID)
RIM EL=70.91'
(N) 12" CPP I.E.=66.91'
(E) 18" CONC. I.E.=66.91'
(S) 12" CMP I.E.=66.91'
(W) 18" IRON I.E.=66.96' |

NOTE:
THE EXISTING UTILITIES AS SHOWN
ARE ONLY APPROXIMATE AND ARE
BASED ON THE BEST AVAILABLE
INFORMATION. IT SHALL BE THE
CONTRACTOR'S RESPONSIBILITY TO
VERIFY THE SIZE, TYPE, LOCATION,
AND DEPTH OF ALL EXISTING UTILITIES
PRIOR TO STARTING CONSTRUCTION,
AND INFORM THE DESIGN ENGINEER
OF ANY DISCREPANCIES.

Call Before You Dig
1-800-424-5555



SHT. 1 OF 1

LOCATED IN SW 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 24N, RANGE 6E, W.M., KING COUNTY, WASHINGTON

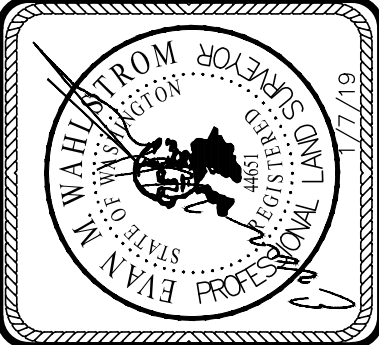
BDR HOLDINGS LLC

FOR:

BDRK1-181205

TOPOGRAPHIC SURVEY

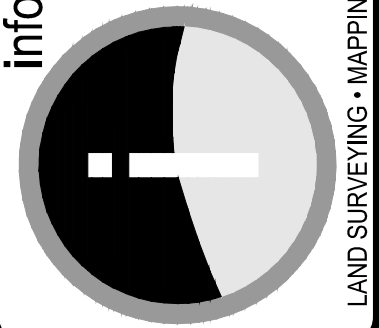
DRAFTED: JR
DATE: 1/7/2019
CHECKED: ENW
JOB NO.: BDRK1-181205
FIELD CREW: AG
SCALE: 1"=10'



755 5TH AVE
ISSAQUAH, WA 98027
TAX PARCEL NO. 8843900500

informed land survey

PO Box 5137
Tacoma, WA 98415-0137
Phone: 253.627.2070
admin@landsurvey.com
www.LandSurvey.com



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